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MORTGAGE

THIS MORTGAGE is made this 20th day of May, 1981, between the Mortgagor, David A. Lee and Sharon B. Lee, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Dollars and No/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1985.....;

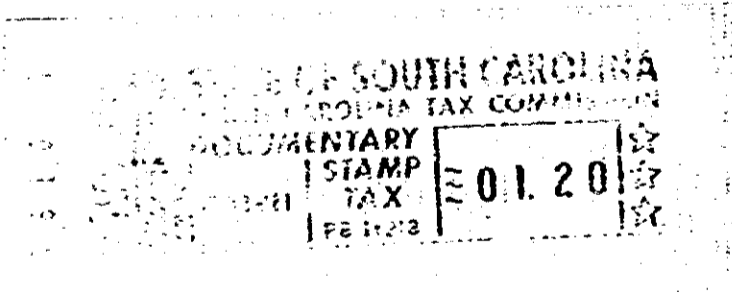
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lot 50 and 50A according to plat of Eastdale Subdivision being recorded in the RMC Office for Greenville County, S.C., in Plat Book YY at Pages 118 and 119 and having according to a more recent survey prepared for David A. Lee and Sharon B. Lee by Carolina Surveying Co. dated October 17, 1979 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Elm Drive at the joint front corner of Lots 50A and 100 and running thence with the joint line of said lots N. 15-00 E. 208 feet to an iron pin in the line of Lot 51; thence with the line of Lot 51 S. 79-43 E. 90.5 feet to an iron pin; thence S. 15-00 W. 215.4 feet to an iron on the northern side of Elm Drive; thence with Elm Drive N. 75-00 W. 90 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Edgar Richard Goss and Elinor B. Goss, and recorded in thr RMC Office for Greenville County, on October 23, 1979, in Deed Book 1114, and Page 103.

This is a second mortgage and is junior in lien to that mortgage executed by David A. Lee and Sharon B. Lee, in favor of First Federal Savings and Loan Assoc., which mortgage is recorded in the RMC Office for Greenville County, in Book 1485, and Page 346.



which has the address of 319 Elm Drive Mauldin, (City) South Carolina 29662 (herein "Property Address"); (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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